

ISLANDS

Table 8.—FARM MORTGAGE DEBT OF FULL OWNERS AND PART OWNERS, BY ISLANDS: CENSUSES OF 1930 TO 1960

Item (For definitions and explanations, see text)	Virgin Islands, total				St. Croix			
	Census of 1960 (Apr. 1)	Census of 1950 ^b (Apr. 1)	Census of 1940 (Apr. 1)	Census of 1930 (Apr. 1)	Census of 1960 (Apr. 1)	Census of 1950 (Apr. 1)	Census of 1940 (Apr. 1)	Census of 1930 (Apr. 1)
All farms operated by owners.....number...	413	572	540	177	247	363	400	91
Reported free from mortgage.....number...	262	355	165	107	163	184	53	43
Reported mortgaged.....number...	70	158	372	58	56	143	345	45
Proportion mortgaged.....percent...	16.9	27.6	68.9	32.8	22.7	39.4	86.2	49.5
Land owned ².....acres...	4,685	12,004	11,859	321,133	3,358	11,303	10,900	317,605
Value of land and buildings.....dollars...	6,498,400	2,110,435	4,585,436	4,760,670	3,302,000	1,998,725	4,538,461	4,580,520
Average value per farm.....dollars...	92,834	13,357	41,574	413,115	58,964	13,977	41,561	412,900
Amount of mortgage debt ².....dollars...	830,851	198,678	302,944	222,114	496,928	173,028	287,153	195,127
No report as to mortgage status or amount of debt not reported.....number...	81	62	3	12	28	39	2	3
Land owned ².....acres...	2,580	5,877	1,265	31,087	1,232	2,781	815	354
Value of land and buildings.....dollars...	3,484,825	353,830	14,700	416,092	1,758,300	207,425	4,700	41,890
Farms operated by full owners.....number...	386	540	498	146	233	347	378	89
Reported free from mortgage.....number...	244	337	135	NA	154	178	43	NA
Land owned ².....acres...	15,588	22,184	9,674	NA	11,498	12,439	5,443	NA
Value of land and buildings.....dollars...	23,848,621	1,281,170	430,246	NA	17,550,621	972,137	246,132	NA
Average value per farm.....dollars...	97,740	3,802	3,187	NA	113,965	5,461	5,724	NA
Reported mortgaged.....number...	68	150	360	NA	55	136	333	NA
Proportion mortgaged.....percent...	17.6	27.8	72.3	NA	23.6	39.2	88.1	NA
Land owned ².....acres...	4,560	10,502	11,684	NA	3,242	9,804	10,725	NA
Value of land and buildings.....dollars...	6,332,400	1,841,735	569,706	NA	3,186,000	1,730,425	522,731	NA
Average value per farm.....dollars...	93,124	12,278	1,583	NA	57,927	12,724	1,570	NA
Amount of mortgage debt ².....dollars...	817,851	188,988	295,749	NA	493,528	163,638	279,958	NA
Average equity per farm.....dollars...	81,096	11,018	761	NA	48,947	11,520	729	NA
Average debt per farm.....dollars...	12,027	1,260	822	NA	8,980	1,203	841	NA
Ratio of debt to value.....percent...	12.9	10.3	51.9	NA	15.5	9.5	53.6	NA
No report as to mortgage status or amount of debt not reported.....number...	74	56	3	NA	24	36	2	NA
Land owned ².....acres...	2,517	5,761	1,265	NA	1,189	2,755	815	NA
Value of land and buildings.....dollars...	3,382,775	340,810	14,700	NA	1,682,800	205,985	4,700	NA
Farms operated by part owners.....number...	27	32	42	31	14	16	22	2
Reported free from mortgage.....number...	18	18	30	NA	9	6	10	NA
Land owned ².....acres...	1,205	353	667	NA	51	229	182	NA
Value of land and buildings.....dollars...	1,417,940	40,969	442,975	NA	93,700	17,609	416,639	NA
Average value per farm.....dollars...	78,774	2,276	41,432	NA	10,411	2,935	41,664	NA
Reported mortgaged.....number...	2	8	12	NA	(D)	7	12	NA
Proportion mortgaged.....percent...	7.4	25.0	28.6	NA	(D)	43.8	54.5	NA
Land owned ².....acres...	125	1,502	100	NA	(D)	1,499	100	NA
Value of land and buildings.....dollars...	166,000	268,700	415,730	NA	(D)	268,300	415,730	NA
Amount of mortgage debt ².....dollars...	13,000	9,690	47,195	NA	(D)	9,390	47,195	NA
Average debt per farm.....dollars...	6,500	1,211	600	NA	(D)	1,341	600	NA
Ratio of debt to value.....percent...	7.8	3.6	NA	NA	(D)	3.5	NA	NA
No report as to mortgage status or amount of debt not reported.....number...	7	6	...	NA	4	3	...	NA
Land owned ².....acres...	63	116	...	NA	43	26	...	NA
Value of land and buildings.....dollars...	102,050	13,020	...	NA	75,500	1,440	...	NA

See footnotes at end of table.

VIRGIN ISLANDS

Table 8.—FARM MORTGAGE DEBT OF FULL OWNERS AND PART OWNERS, BY ISLANDS: CENSUSES OF 1930 TO 1960—Continued

Item (For definitions and explanations, see text)	St. John				St. Thomas			
	Census of 1960 (Apr. 1)	Census of 1950 ¹ (Apr. 1)	Census of 1940 (Apr. 1)	Census of 1930 (Apr. 1)	Census of 1960 (Apr. 1)	Census of 1950 (Apr. 1)	Census of 1940 (Apr. 1)	Census of 1930 (Apr. 1)
All farms operated by owners.....number...	51	77	19	38	115	132	121	48
Reported free from mortgage.....number...	24	59	19	34	75	112	93	30
Reported mortgaged.....number...	2	3	...	3	12	12	27	10
Proportion mortgaged.....percent...	3.9	3.8	...	7.9	10.4	9.1	22.3	20.8
Land owned ².....acres...	28	239	...	³ 358	1,299	462	959	³ 3,170
Value of land and buildings.....dollars...	8,900	32,500	...	⁴ 5,000	3,187,500	79,210	⁴ 46,975	⁴ 175,150
Average value per farm.....dollars...	4,450	10,833	...	⁴ 1,667	265,625	6,601	⁴ 1,740	⁴ 17,515
Amount of mortgage debt ².....dollars...	3,923	7,000	...	2,007	330,000	18,650	15,791	24,980
No report as to mortgage status or amount of debt not reported.....number...	25	15	...	1	28	8	1	8
Land owned ².....acres...	1,044	2,281	...	³ 9	304	815	450	³ 1,024
Value of land and buildings.....dollars...	1,225,825	113,795	...	⁴ 200	500,700	32,610	10,000	⁴ 14,002
Farms operated by full owners.....number...	47	68	14	29	106	125	106	28
Reported free from mortgage.....number...	22	53	14	NA	68	106	78	NA
Land owned ².....acres...	783	2,887	952	NA	3,307	6,858	3,279	NA
Value of land and buildings.....dollars...	1,214,400	243,231	14,018	NA	5,083,600	65,802	170,096	NA
Average value per farm.....dollars...	55,200	4,589	1,001	NA	74,799	621	2,181	NA
Reported mortgaged.....number...	2	3	...	NA	11	11	27	NA
Proportion mortgaged.....percent...	4.3	4.4	...	NA	10.4	8.8	25.5	NA
Land owned ².....acres...	28	239	...	NA	1,290	459	959	NA
Value of land and buildings.....dollars...	8,900	32,500	...	NA	3,137,500	78,810	46,975	NA
Average value per farm.....dollars...	4,450	10,833	...	NA	285,227	7,165	1,740	NA
Amount of mortgage debt ².....dollars...	3,923	7,000	...	NA	320,000	18,350	15,791	NA
Average equity per farm.....dollars...	2,489	8,500	...	NA	256,136	5,496	1,155	NA
Average debt per farm.....dollars...	1,962	2,333	...	NA	29,091	1,668	585	NA
Ratio of debt to value.....percent...	44.1	21.5	...	NA	10.2	23.3	33.6	NA
No report as to mortgage status or amount of debt not reported.....number...	23	12	...	NA	27	8	1	NA
Land owned ².....acres...	1,025	2,191	...	NA	303	815	450	NA
Value of land and buildings.....dollars...	1,200,975	102,215	...	NA	499,000	32,610	10,000	NA
Farms operated by part owners.....number...	4	9	5	9	9	7	15	20
Reported free from mortgage.....number...	2	6	5	NA	7	6	15	NA
Land owned ².....acres...	8	34	205	NA	1,146	90	280	NA
Value of land and buildings.....dollars...	2,200	7,710	⁴ 5,716	NA	1,322,040	15,650	⁴ 20,620	NA
Average value per farm.....dollars...	1,100	1,285	⁴ 1,143	NA	188,863	2,608	⁴ 1,375	NA
Reported mortgaged.....number...	...	...	...	NA	(D)	1	...	NA
Proportion mortgaged.....percent...	...	...	...	NA	(D)	14.3	...	NA
Land owned ².....acres...	...	...	...	NA	(D)	3	...	NA
Value of land and buildings.....dollars...	...	...	...	NA	(D)	400	...	NA
Amount of mortgage debt ².....dollars...	...	...	...	NA	(D)	300	...	NA
Average debt per farm.....dollars...	...	...	...	NA	(D)	300	...	NA
Ratio of debt to value.....percent...	...	...	...	NA	(D)	75.0	...	NA
No report as to mortgage status or amount of debt not reported.....number...	2	3	...	NA	1	...	...	NA
Land owned ².....acres...	19	90	...	NA	1	...	...	NA
Value of land and buildings.....dollars...	24,850	11,580	...	NA	1,700	...	...	NA

D Data not shown to avoid disclosure of individual operations.

NA Not available.

¹Revised.

²For 1960 and 1950, figures relate to total land owned, including land rented to others; for 1940 and 1930, figures relate only to owned land retained by the operator.

³For part-owner farms, includes land rented from others as well as land owned.

⁴For part-owner farms, includes value of land rented from others as well as value of land owned.